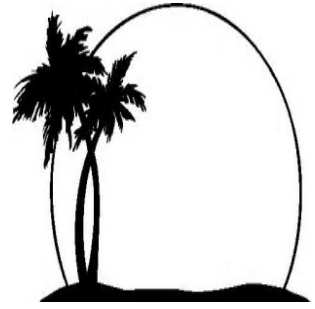


TEQUESTA HILLS CONDOMINIUM ASSOCIATION, INC.
ARCHITECTURAL GUIDELINES
SeaBreeze Community Management Services, Inc.
4227 Northlake Boulevard
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www.seabreezecms.com



OWNERS/RESIDENTS ARE NOT TO PAINT OR OTHERWISE DECORATE OR CHANGE ANY PORTION OF THE EXTERIOR WITHOUT APPROVAL OF THE ASSOCIATION.

ALL MAINTENANCE PROCEDURES AND INSTALLATIONS AFFECTING ANY PORTION OF THE EXTERIOR MUST MEET ASSOCIATION ARCHITECTURAL GUIDELINES ESTABLISHED BY BOARD OF DIRECTORS.

PLANS AND/OR SPECIFICATIONS FOR ANY SUCH WORK MUST BE SUBMITTED TO THE BOARD OF DIRECTORS FOR PRIOR WRITTEN APPROVAL.

IF, AT ANY TIME, YOU ARE UNSURE ABOUT SPECIFICATIONS, PLEASE CONTACT THE PROPERTY MANAGEMENT OFFICE OR THE BOARD OF DIRECTORS.

AIR CONDITIONING/HEATING UNITS

- Minimum of 2 ton air conditioning units required.
- See attached Air Conditioning Unit Specifications.

ANTENNAS AND SATELLITE DISHES

- Antennae are not permitted.
- Satellite Dishes **MUST** be mounted on to satellite dish pole within confines of Courtyard.
- Satellite Dishes are not permitted on Courtyard fencing, roofs or balconies.

APPLIANCES/DISCARDED

- Discarded appliances, such as refrigerators, **MUST** have the door removed **PRIOR** to discarding at the dumpster area as per State Law.
- Discarding such items **MUST be on Wednesday evenings only** for bulk pick-up on Thursdays.

AWNINGS/CANOPIES/ PATIO COVERS/TARPS/PORTABLE SHADE STRUCTURES

- Awnings, canopies, patio covers, portable shade structures and tarps are not permitted in Courtyard or Common Areas.

BALCONY/BALCONY RAILINGS

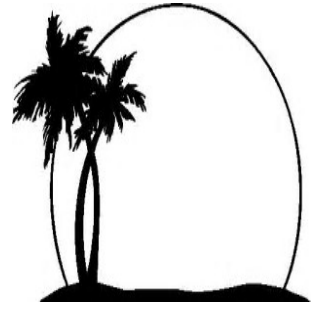
- Balcony floor structure cannot be removed.
- Balconies are not to be used as storage areas. Window screens must be stored elsewhere.
- Carpeting prohibited on balconies as it creates moisture between carpeting and balcony which causes erosion of balcony flooring.
- Clothing, towels, or similar articles can not be placed on balcony or balcony railings at any time. Articles must be below height of Courtyard fencing.
- Balcony must be kept in good repair. Contact Property Management Company if repairs are required.
- Fixtures, such as lighting, cameras, swings, canopies, potted plants, etc. **are not** to be placed, hung or mounted to balconies. **Failure to comply will result in Association hiring a contractor to restore; owner will be responsible for charge incurred plus an administrative fee.**
- Railings must be of bronze paint color for color uniformity. Paint can be obtained from PPG/Porter Paints. Any variation in paint color will not be permitted. Please see Miscellaneous Information below for directions to PPG/Porter Paints.
- Railings can not be enclosed with any structure.
- Railings must not be dismantled.

BASKETBALL STANDARD

- No portable basketball standard or backboard shall be constructed, installed or maintained on the property including Courtyards. A basketball standard includes pole, base, backboard, net and rim that make up the play system.

BRICK VENEER

- Damage to brick veneer on exterior of building is prohibited. Repairs for damage will be charged to owner.
- Re-grading of soil is prohibited. If there is a concern, please contact the Board of Directors or the Property Management Company.



BUILDING EXTERIOR

- Fixtures, such as lighting (exclusive of building entry light fixture), cameras, hammocks, swings, canopies, etc. **are not** to be placed, hung or mounted to building exterior, including soffits.
- Owners are not to paint or otherwise decorate or change the appearance of any portion of the exterior **without the approval** of the Association. **Owners shall be responsible for any damage to the building exterior** due to owner's use or that of his/her lessees or guests. Owner nor the Association shall make any alteration in the portions of a unit that are to be maintained by the Association or remove any portion of them or make any additions to them or do anything that would jeopardize the safety and soundness of the building, or impair any easement, without first obtaining approval in writing. **Owners who have not obtained approval will be required to remove fixtures and restore exterior to its original appearance, at their expense. Failure to comply will result in the Association hiring a contractor to restore; owner will be responsible for the charge incurred plus an administrative fee.**
- Exterior building color must be the same paint color as hurricane shutters (Queen Anne's Lace # 117-1 in satin finish) for color uniformity. Paint can be obtained from PPG/Porter Paints. Please see Miscellaneous Information below for directions to PPG/Porter Paints.
- Paint color variation will not be permitted.

COURTYARD/CONCRETE PATIO

- Courtyard size is currently 13' 10" x 22' 6" as indicated in By-Laws and amended as per Article VII as 13' 8" x 24' 6" and must remain as stated.
- Concrete patio structure cannot be removed. Monetary damage to patio will be charged to owner.
- Concrete patio can be painted or overlaid with tile; enhancement is permitted as long as it does not jeopardize integrity of concrete or cause any maintenance issues. An ARC application **MUST** be submitted **PRIOR** to any work and approval **MUST** be obtained **PRIOR** to any alterations.
- Concrete patio structure must be kept in good repair.
- Owner will be held accountable for any damage to patio area.

COURTYARD EXTERIOR

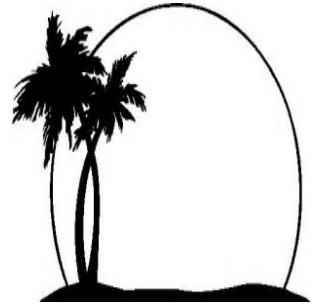
- In-ground solar or electrical lighting, potted plants, etc. are not permitted within Common Areas.
- Plants are not to be removed from Common Areas.

COURTYARD FENCING

- Courtyard fencing **MUST** be the same brown stain color as Storage Area for color uniformity. **The brown stain will be determined in the near future and will be documented here.**
- Courtyard fencing cannot be dismantled.
- Fixtures, such as lighting, cameras, Knox Rapid Access System boxes, hammocks, swings, canopies, etc. **can not** be mounted to Courtyard fencing.
- Clothing, towels, or similar articles can not be draped over Courtyard fencing at any time. Articles must be below height of fencing.
- Owners **can not** mount personal choice of numeric and alphabetical lettering to exterior of Courtyard area.
- **PLEASE DO NOT INSTALL COURTYARD FENCE OR GATE LIGHTING.**
- Owner shall be responsible for any damage to fencing due to owner's use or that of his/her lessees or guests. **Failure to comply will result in Association hiring a contractor to restore; owner will be responsible for charge incurred plus an administrative fee.**
- If owner chooses to replace or refurbish fencing, it must be replaced or refurbished exactly as original structure, at owner's expense. The Property Management Company has contractors on file who can replace or repair fencing. Any work completed by owner or owner's contractor is done at owner's expense.
- Any variation in stain color or dimensions is not permitted.
- Courtyard fencing must be kept in good repair. Concerns must be brought to the attention of the Property Management Company immediately.

COURTYARD STRUCTURES

- **Courtyard extended storage units (other than the standard Builder storage area) are not permitted.** Questions and/or concerns must be directed to the Property Management Company and/or the Board of Directors.
- Utility storage units (purchased from Home Depot/Lowe's) are permitted but **MUST** be below fence line.



DECORATIVE ITEMS (INCLUDING BUT NOT LIMITED TO BENCHES AND OTHER SEATING ITEMS, WATER FOUNTAINS/WATER FEATURES, ORNAMENTAL STATUARY, ETC.)

- Fountains/water features **MUST** be contained within Courtyard. It is recommended that the water be chlorinated. It is the obligation of the owner to keep the fountain/water feature well maintained and in good operating condition.
- Benches/glidens and other seating items are not permitted in Common Areas; such items must be contained within Courtyard.
- Other decorative items including but not limited to potted plants, ornamental statuary, artistic work, craft work, figurines or ornamentation of any kind must be located within confines of Courtyard. Such items are not permitted in Common Areas and will be removed.

ENTRY DOORS/STORM DOORS/SCREENS

- Unit entry doors with windows or windowless doors are acceptable.
- Entry door exteriors **MUST** be painted white or off-white. Owners will be required to paint exterior of door white or off-white.
- Storm/screen doors **MUST** be white or off-white.
- Entry doors, storm doors and screens must be clean and kept in good repair.

FIREPLACES/FIRE PITS/BUILT-IN BARBECUES

- Fireplaces, fire pits or built-in barbecues are not permitted in Courtyard/patio area

FLAGS/FLAGPOLES/ DISPLAY

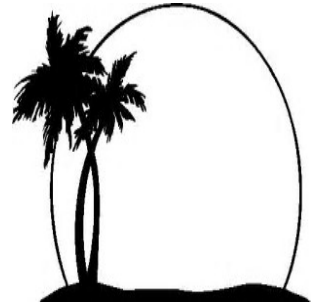
- One (1) portable, removable United States flag is permitted for display in a respectful manner and, on Armed Forces Day, Memorial Day, Flag Day, Independence Day and Veterans Day, may display in a respectful manner, portable, removable official flags, not larger than 4 ½ feet by 6 feet, that represent the United States Army, Navy, Air Force, Marine Corps, or Coast Guard.
- One (1) flagpole is permitted on Courtyard fencing.
- The flag, when it is in such condition that it is no longer a fitting emblem for display, must be removed and replaced with a new flag. If flag is not replaced, the flagpole must be removed from fencing.
- In lieu of the American flag, seasonal/decorative/sports banners are permitted provided they are displayed on a staff attached to the fencing and are properly maintained.
- In lieu of the American flag, seasonal flags are permitted for Holidays provided they are displayed not earlier than 30 days prior to Holiday and removed within one (1) week.

GATE ENTRY DOOR

- Mounting of one (1) personal item of decoration (in good taste/within reason) on exterior gate entry door is permitted. Decorations cannot be heavier than one (1) pound. Owners **can not** mount their personal choice of numeric and alphabetical lettering to the gate entry door.
- Fixtures, such as lighting (exclusive of building entry light fixture), cameras, hammocks, swings, canopies, etc. **are not** to be placed, hung or mounted to building exterior, including soffits.
- Fixtures, such as lighting, cameras, etc. **can not** be mounted to Courtyard gate.
- Gate entry door must be same brown stain color as storage area and surrounding Courtyard fence for color uniformity. **The brown stain will be determined in the near future and will be documented here.**
- Gate entry door exterior hardware must be black in color.
- If owner chooses to replace or refurbish gate entry door, it must be replaced or refurbished exactly as original structure, at owner's expense.
- Dutch doors are prohibited.
- Gate entry door and hardware are the responsibility of the Association.

GATE ENTRY LIGHTING

- **Gate entry solar lighting has been reviewed by Board of Directors to improve upon overall appearance of Community. After completion of fence staining, solar lighting will be installed on exterior of Courtyard fencing. PLEASE DO NOT INSTALL FENCE OR GATE LIGHTING.**
- Not all electrical entry lighting was in good working order/good repair, or uniform throughout the community, therefore, it was determined that the community would transition to uniform, solar powered lighting throughout. **Please do not install/mount fence exterior lighting to gate entry or fencing.**



HOLIDAY DECORATIONS

- All Holiday decorations **must be removed one (1) week** after celebrated Holiday.

HOUSE NUMBERS/LETTERS

- Palm Beach County Fire Rescue Ordinance, Local Amendment to the Florida Fire Prevention Code 2008, Chapter 69A-60, states :
- Approved numerical and/or alphabetical addresses shall be posted for all new and existing buildings in such a fashion that is plainly visible and legible from the street or roadway. All address related numbers and/or letters shall be posted on contrasting backgrounds and shall be consistently placed throughout. All building numbers and/or letters shall be a minimum of eight (8) inches in height.
- To be in compliance with the Palm Beach County Fire Rescue Ordinance, to assist in the guidance of emergency personnel, and to ensure the safety and well-being of the Community, the following must be adhered to :
- Numerical and alphabetical addresses must be mounted consistently and conspicuously throughout complex. Alphabetical and numerical addresses will be identical in size, shape and color.
- Eight (8) inch numbers and letters unattainable. Seven (7) inch numerical and alphabetical addresses are acceptable.
- Seven (7) inch numerical and alphabetical addresses will be mounted horizontally on fence surface facing roadway circle, preferably to right of entry gate. If this is not possible, address sets will be mounted to the left of the entry gate. Our # 1 priority is to ensure emergency personnel can immediately locate units when residents require emergency assistance.
- Address numbers and letters will be in **black only**. **Unit numbers and letters will be removed and painted black, once staining begins.**
- Obstruction of the black, seven (7) inch numeric and alphabetical addresses will not be permitted.
- Personal choice numeric/alphabetical addresses are prohibited from gate and fence areas.
- Removal of the Tequesta Hills Condominium Association address numbers and letters is prohibited.

HURRICANE SHUTTERS

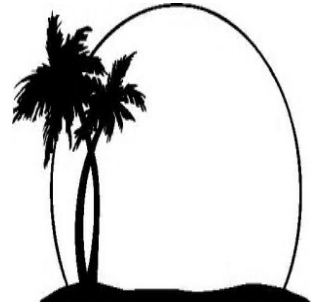
- Hurricane shutters may not be installed without **PRIOR** written approval of the Board of Directors. Owners must complete and submit ARC Form **PRIOR** to start of project.
- Hurricane shutters must be the same paint color as exterior of building unit (Queen Anne's Lace # 117-1 in satin finish) for color uniformity. The paint can be obtained from PPG/Porter Paints.
- Two (2) types of hurricane shutters are currently acceptable :
- Permanently installed accordion-type hurricane shutters.
- Screw-mounted type (temporary) hurricane shutters.
- As per PBC Hurricane Guide, plywood panels **DO NOT** meet most building codes.
- All owners and/or tenants are prohibited from attaching items to exterior of buildings. Hurricanes are not an uncommon occurrence in Florida. **If an owner would prefer more than glass to protect them, owners must have one (1) of the above approved hurricane shutters installed.** We **can not** expect compliant owners to repair damages to the exterior of buildings for non-compliant users of plywood. **Failure to comply will result in Association hiring a contractor to restore building damage; owner will be responsible for charge incurred plus an administrative fee and re-sale of unit may be delayed until approved hurricane shutters are installed.**
- All hurricane shutters must be in good repair.

MAILBOXES

- Association and U. S. Post Office Service maintains mailbox "structure" on the property, but does not maintain or re-key individual mailboxes. It is the owner's responsibility to ensure mailbox keys are dispersed to new owners and/or tenants.

PATIO COVERS/TARPS/PORTABLE SHADE STRUCTURES

- Patio covers, portable shade structures and tarps are not permitted in Courtyard or Common Areas.



PLANTINGS/RE-GRADING OF SOIL

- Plantings within confines of Courtyard area **MUST NOT** be allowed to grow through fence slats or against building **AT ANY TIME**. Landscaping Company will cut any plantings protruding through fence slats; owners will be charged for work. **Please ENSURE PLANTS ARE NOT INVASIVE AND DO NOT HAVE A LARGE ROOT SYSTEM which will damage concrete patio structure, etc.** You can find information regarding invasive plants on the SeaBreeze website.
- **Owners will be responsible for concrete patio replacement if it is determined that a plant, tree, etc. caused damage.**
- Removal of plantings outside Courtyard area is prohibited. **Owners will be charged for replacement of all removed landscaping, i.e., plants, trees, etc.**
- Re-grading of soil is prohibited. If there is a concern, please contact the Property Management Company or Board of Directors immediately.
- **PRIOR** approval must be obtained before planting outside of Courtyard area. Submit Landscaping Plan to the Property Management Company or Board of Directors.

SIDEWALKS

- Original sidewalks cannot be removed or dismantled by owners/residents.
- Contact Property Management Company or Board of Directors for repair or replacement.

SIGNS

- Signs which are visible from neighboring properties shall not be erected or maintained.
- Small signs for displaying security systems are permitted provided they do not exceed 8" x 12" in size, there is no more than one (1) posted and it is posted no more than 2" from the gate entry area.
- Placement of any signs on any perimeter, fencing, balcony, window display, is strictly prohibited. For Sale and For Lease/Rent signs are prohibited for display anywhere within the Tequesta Hills Condominium Association property.

SLIDING GLASS DOORS/SCREENS

- The frame for sliding glass doors/screens **MUST** be of a black or bronze color (to match railings).
- Sliding doors and screens must be clean and kept in good repair.
- French doors are not permitted.

SOFFITS

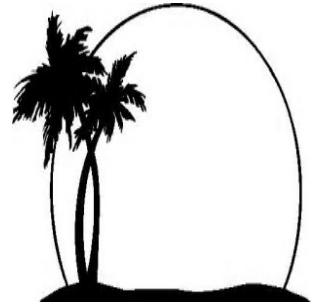
- Fixtures, such as lighting, cameras, etc. **can not** be mounted to soffits. **Failure to comply will result in Association hiring a contractor to restore soffit damage; owner will be responsible for charge incurred plus an administrative fee.**

SPRINKLER HEADS

- **It is the responsibility of the owner and/or tenant to notify contractors that parking on the lawn area is prohibited.** Repair of damaged sprinkler heads will be charged back to owner for reimbursement to Association.

STORAGE AREA/COURTYARD STORAGE

- Storage structure cannot be permanently removed or dismantled.
- Storage area must have entry door and all applicable black hardware.
- Storage area must be the same brown stain as the Courtyard fence for color uniformity. **The brown stain will be determined in the near future and will be documented here.**
- If storage area is replaced, same measurements/dimensions apply, at owner's expense.
- **EXTENDED STORAGE SHEDS ARE NOT PERMITTED.**
- If non-compliant, a contractor for Tequesta Hills will refurbish/replace and expense will be charged to owner.



STORAGE AREA COVERING

- Storage area covering is of clear, corrugated plastic (utilizing sunlight for storage areas to prevent mold/mildew growth). **PAINTING OF STORAGE AREA COVERING IS PROHIBITED.** If non-compliant, covering will be replaced and charged to owner.
- Storage area covering overhang requirement is not less than 1/2" to 3/4".
- If owner chooses replacement, clear, corrugated covering can be purchased at Home Depot/Lowe's. Utilize same pattern and dimensions as installed. Owner **MUST** notify Board of Directors **PRIOR** to construction, meet guidelines, and obtain approval from Board of Directors **AFTER** completion of work. Discrepancies **MUST** be rectified **PRIOR** to Board approval.
- Covering must be screwed into 4 X 4s at top of storage unit for stability. Corrugated section of roofing (rippled side) must face outward toward roadway or Common Area.
- Nails must not protrude on storage structures.
- Slight pitch is required to ensure rain/water drain off.
- Storage area covering must be kept in good repair.

WINDOW COVERING MATERIALS

- Permanent draperies or other suitable window coverings **MUST** be installed on all windows. All such window coverings **MUST** show a white or beige color unless otherwise approved in writing by the Board of Directors **PRIOR** to installation.
- Wood shutters or blinds, which are of white or beige are acceptable.
- Clear aluminum (silver colored) material or reflective window films are prohibited.

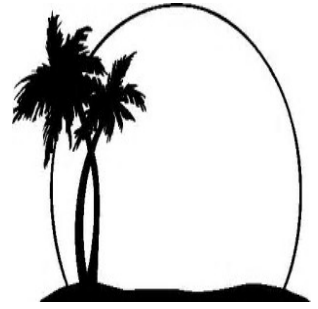
MISCELLANEOUS INFORMATION

- Owner or resident **MUST** notify Property Management Company or Board of Directors immediately regarding any maintenance or repair required for the following :
 - Building Exterior
 - Fence Surrounding Courtyard Area
 - Gate Entrances
 - Seven (7) Inch House Numbers
 - Balconies/Railings
 - Storage Area
 - Storage Area Covering
- If owner chooses to repair, replace, paint, stain or refurbish any of the exterior, they must do so at their own expense. Owner **MUST** notify Board of Directors **PRIOR** to construction, meet guidelines, and obtain approval from Board of Directors **AFTER** completion of work. Discrepancies **MUST** be rectified **PRIOR** to Board approval.
- **PPG/Porter Paints Information :**

Address :
505 Alternate A1A, Jupiter, FL.

Telephone :
(561) 747-6446

Directions :
From Tequesta Hills Condominium Association, left onto County Line Road.
Left onto Old Dixie Highway.
Continue until you pass Center Street.
Continue into left lane.
Make next left.
Open for business Monday through Friday from 7:00 am to 5:00 pm and 8:00 am to 12 noon Saturdays.



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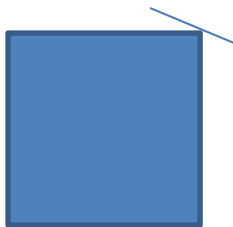
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STORAGE SHED/STORAGE SHED COVERING

STANDARD STORAGE SHED INCLUDING COVERING

- Approximate Height : 6 Feet (72 Inches) (Can not extend beyond fence line height)
- Approximate Width : Can not extend beyond 3 Feet, 4 Inches (40 Inches)
- Approximate Depth : Can not extend beyond 3 Feet, 9 Inches (45 Inches)
- Eave/Overhang : 1/2" to 3/4" for drain-off
- Roof Pitch : Slight roof pitch to ensure drain-off (Please note that the pitch can not interfere with or block the outdoor light sensor)
- Storage Shed Color : **The brown stain will be determined in the near future and will be documented here.**
- Storage Shed Covering : Clear storage unit covering
- Hardware : Ensure all hardware is present, maintained and black in color
- Nails/Screws : Nails/screws are not to protrude

DIAGRAM :

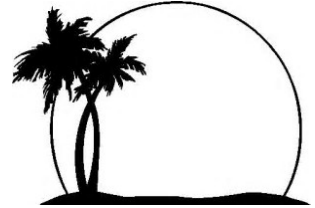


Slight pitch to roof with 1/2" to 3/4" Overhang

3 Feet, 9 Inches Deep
3 Feet, 4 Inches Wide
6 Feet High

REMOVAL OF STORAGE SHED AND/OR SHED COVERING IS NOT PERMITTED

TEQUESTA HILLS CONDOMINIUM ASSOCIATION, INC.
SeaBreeze Community Management Services, Inc.
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Palm Beach Gardens, FL 33410
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www.seabreezecms.com



REQUEST FOR ARC APPROVAL

Owner Name : _____ Date : _____
(Please Print)

Address/Unit # : _____

Telephone Numbers : Home : _____ Work : _____

I (we), the undersigned owner (s) hereby request permission from the Architectural Review Committee to make the following change :

Description of addition/modification : _____

Note : A drawing and/or diagram, listing the specifications to be used, including materials, dimensions, type and color **MUST** accompany this request in order for this application to be considered or reviewed by the ARC/Board.

Contractor Name : _____ Phone : _____

Contractor Address : _____

IT IS HEREBY UNDERSTOOD THAT NO WORK SHALL BEGIN UNLESS THE OWNER HAS RECEIVED WRITTEN AUTHORIZATION TO PROCEED WITH THE REQUESTED CHANGE FROM THE ARCHITECTURAL REVIEW COMMITTEE THROUGH SEABREEZE CMS, INC. ANY WORK NOT PERFORMED IN STRICT CONFORMANCE WITH THE APPROVED PLANS SHALL BE CORRECTED TO CONFORM WITH THE APPROVED PLANS.

Unit Owner Signature

Unit Owner Signature

ARCHITECTURAL REVIEW COMMITTEE
For Committee Use Only

_____ The above request has been APPROVED.

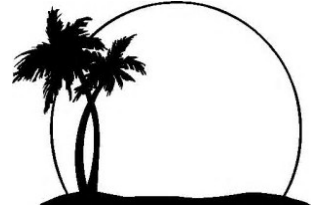
_____ The above request has been APPROVED with the following revisions : _____

_____ The above request has been DENIED for the following reasons : _____

ARC/Board Signature : _____ Date : _____

ARC/Board Signature : _____ Date : _____

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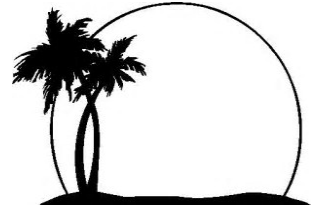
AIR CONDITIONER CONTRACTOR'S RESPONSIBILITY

1. Contractor must make sure no part of new air conditioner or duct work be no closer than 3" from property line (A).
2. Contractor is responsible for all measurements for pan and duct work and making of same.
3. Contractor **MUST** seal unit supply duct to house supply duct.
4. Pan **MUST** be made of 14 gauge galvanized metal.
5. Pan **MUST** have 1/2" clearance on all sides of curb.
6. Contractor **MUST** take great care to make sure the roof is not damaged in any way by his work or his workers.
7. Contractor **MUST** remove all of the old air conditioner, screws and debris from the roof after the installation of the new unit.

AIR CONDITIONING PACKAGE UNIT SPECIFICATIONS
(ROOF TOP)

1. All electrical work in connection with any new installation of air conditioning equipment **MUST** be verified for compliance with all applicable Building Codes including any new update, as required. This includes disconnects, wiring, conduits, connections, weatherproof assemblies and any and all related items.
2. In connection with this work, the existing units **MUST** be removed with great care, protecting the roof assembly at all times, flashing, curbs, etc. The owners are entirely responsible for any damages, penetrations, etc. The owners are responsible for repair or demolition of any roof components.
3. New unit **MUST** be a minimum of 2.0 ton package unit with new thermostats.
4. New unit **MUST** fit the wood original curbs. This requires a transition metal curb designed per the original unit to enable connection of the new unit in the transition curb. Utilize code-approved anchorage strapping. New wood curbs **MUST** be mechanically anchored into the concrete with minimum penetration of 1.5 inches.
5. Roof membrane **MUST** run up over the top of the wood base curb prior to transition curb mounting.
6. Seals **MUST** be kept in water-tight condition.
7. **Offset side draft air conditioning units ARE NOT permitted.** They are considered hazardous with high winds and are subject to easier blow-off which could damage the roof.
8. All roof repairs **MUST** be implemented with John Mansfield .060 mil PVC compatible products.
9. **DO NOT USE ASPHALT products to seal any breach in the roof system.**

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APPLICATION TO REPLACE AIR CONDITIONING UNIT

Owner Name : _____ Date : _____
(Please Print)

Address/Unit # : _____

Telephone Numbers : Home : _____ Work : _____

Replacement Model #/Name : _____

Size : _____ Date of Installation : _____

Name of Company Installing Unit : _____

Company Address : _____

Company Telephone # : _____

Florida Insurance #' (s) : _____

I (we), _____, owner (s) of the above unit, acknowledge receipt of specifications for installing air conditioning unit and further agree to comply with said specifications. Failure to do so will void this permit and cause air conditioning unit to be removed at the owner (s) expense.

Unit Owner Signature

Unit Owner Signature

APPROVAL

For Board of Directors and Property Management Company Use Only

_____ The above request has been APPROVED.

_____ The above request has been APPROVED with the following revisions : _____

_____ The above request has been DENIED for the following reasons : _____

Board or Directors : _____ Date : _____

Installation Inspected/Approved : _____

Property Management Company : _____ Date : _____
